

DOCUMENT NO. 5174
ADOPTED AT.
BD MTG. 5/11/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF LANCASTER LIMITED PARTNERSHIP
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS AND PROPOSED DISPOSITION PARCEL R-
11C IN THE SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Lancaster Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-11C in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

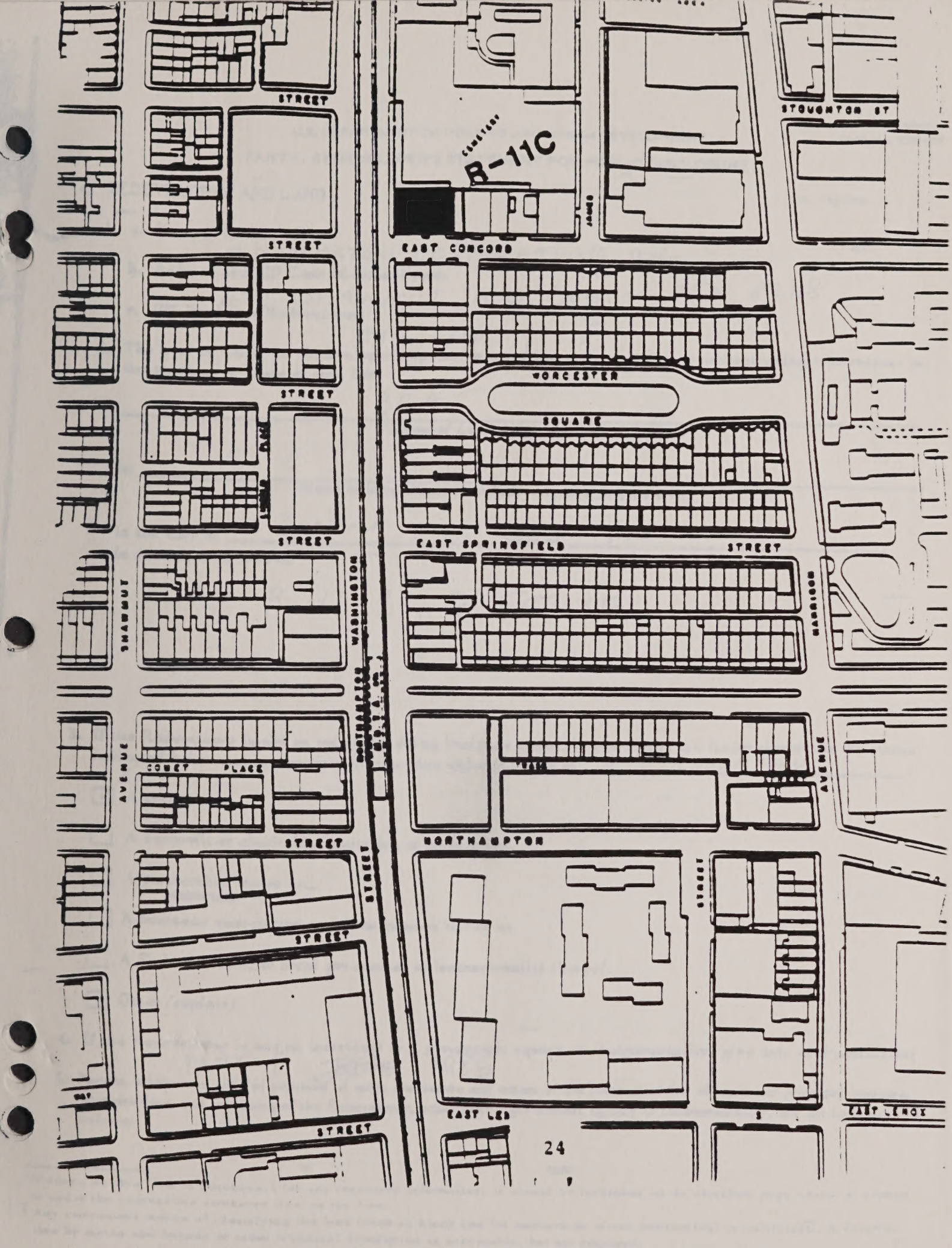
1. That Lancaster Limited Partnership be, and hereby is, finally designated as Redeveloper of Parcel R-11C in the South End Urban Renewal Area.
2. That it is hereby determined that Lancaster Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Lancaster Limited Partnership for the development of Parcel R-11C conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Working Drawings and Specifications be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-11C to Lancaster Limited Partnership, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



CONCRETE
B-11C

STREET

STOUGHTON ST

STREET

EAST CONCORD

WORCESTER

SQUARE

STREET

STREET

EAST SPRINGFIELD

STREET

SHAWMUT

NORTHAMPTON WASHINGTON

HARRISON

AVENUE

CORSET PLACE

STREET

NORTHAMPTON

AVENUE

STREET

STREET

EAST LENOX

EAST LENOX

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

OLD BOSTON RESTORATIONS, INC.

b. Address and ZIP Code of Redeveloper:

477 SHAWMUT AVE, BOSTON, MA 02118

c. IRS Number of Redeveloper:

094-34-7115

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

in S. E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA
is described as follows²

R-11-C, 7,500 S.F.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of A CORPORATION:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

MAY 1, 1985

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 2510-0045

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

DAVID C. PARKER
136 W. CONCORD ST
BOSTON, MA.

PRINCIPAL
100 %

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

SAME AS S.E.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 6 and 7 is not to be included.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 2510-0047

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. * w/ PARKING COSTS ? * \$ 6,753.00
b. Cost per dwelling unit of any residential redevelopment. INCLD. D. ? \$ 124.80
c. Total cost of any residential rehabilitation \$
d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1 bedroom 700 square ft.	market	\$ 126,000
2 bedroom 840 sq ft	low	\$ 65,649 92,809 151,200
	moderate	
	market	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

condo - not rentals

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: fully applanced kitchens and baths, washers & dryers in each unit

CERTIFICATION

I (We) Daniel C. Parker

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 6/26/87

Dated: 6/26/87

Signature

Signature

Principal, Act Boston

477 STATEWY ME

BOSTON, MA 02118

Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a statement or document.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 5b is Answered "Yes.")

1. a. Name of Redeveloper: Old Boston

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

in

S.E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston
is described as follows:R-11-C

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

To be provided at a later date - net worth approximately \$ 1,000,000.00 BEFORE TAXES4. a. The financial condition of the Redeveloper, as of July 1, 1987, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

to be provided at later date

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

TRADITIONAL BANK FINANCING - see enclosed letter from bank

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form HUD-100
OMB No. 2512-0047

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking.

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

BANK OF BOSTON
100 EAST BERKELEY ST.
BOSTON, MASS 02118

AMOUNT

\$ 200,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

N/A

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

N/A

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

Steve Hall
U. of Financial Services
181 Wells Ave
Newton, Mass. 02159

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, stockholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper. Including identification and brief description of each project and date of completion:

30 34 EAST CONLONIS STREET

CONVERSION TO 20 UNITS - PROJECT COST \$1,650,000
MORE EXTENSIVE LIST TO BE PROVIDED UPON REQUEST

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor or capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

David C. Parker, Licensed contractor, principal of
AD BOSTON RESTORATIONS INC. would be contractor
Supervisor of this Renovation

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of each contractor or builder:

David C. Parker
136 W. CONCORD ST.
BOSTON, MA 02118

- b. Has each contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by each contractor or builder during the last three years: \$ 2,000,000

General description of each work:

34 EAST CONCORD ST. CONVERSION OF ABANDONED
WAREHOUSE INTO 26 UNITS
COMPLETE RENOVATION OF 132 WEST CONCORD
INTO 5 UNITS.

- d. Construction contracts or developments now being performed by each contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

132 W. CONCORD ST. S.E. BOSTON

\$ 200,000

JULY 1987

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

Form Approved
OMB No. 5121-0047

c. Outstanding construction contract bids of each contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to each contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Old Boston Restorations, Inc
HAS BEEN DOING quality renovation in the Area for
FIFTEEN yrs

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain:

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain:

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in item 14) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) DAVID C. PARKER

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 6/26/87

Dated: _____

Signature

Signature

PRINCIPAL, OLD BOSTON RESTORATIONS

Title

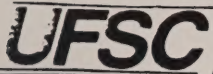
Title

477 SHAWMUT AVE, BOSTON 02118

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individuals; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false statement or information.



University Financial Services Corporation

March 27, 1989

Mr. David Parker
Old Boston Restorations
477 Shawmut Avenue
Boston, MA 02118

RE: 12-24 E. Concord St., Boston, MA.

Dear Mr. Parker:

We are pleased to inform you that University Financial Services Corporation (UFSC), the servicer for the lender herein, University Bank, N.A. (UBNA), has approved a first mortgage loan on the above referenced property, subject to the following terms, conditions, and requirements.

This letter shall serve in a dual capacity as an application, and when accepted by you, as a binding commitment on your part as to the terms herein.

BORROWER(S): Mr. David Parker, or nominee acceptable to the Bank.

LOAN AMOUNT: \$2,600,000

TERM: Two (2) years

AMORTIZATION: Interest only

INTEREST RATE: Prime plus one and one-half (1 1/2%) percent adjustable from time to time, with a floor of the start rate.

ORIGINATION FEE: One and one-half (1 1/2%) percent of the loan amount.

GUARANTEE: Mr. David Parker will guarantee the loan in full.

SECURITY: A first mortgage of the land and building, a security interest in all personal property located on and used in connection with the premises and a conditional assignment of rents, issues, and profits of the premises.

ADDITIONAL COLLATERAL:

In addition, the loan will be secured by a second mortgage on the following properties. Said second mortgages will be subordinate to first mortgage positions not to exceed the amounts noted.

<u>Property Address</u>	<u>No. Units</u>	<u>First Mtg. Bal.</u>
A) 475 Shawmut Ave., Boston	10	\$419,000 +
B) 132 W. Concord St., Boston	5	\$321,000 +
C) 134 W. Concord St., Boston	4	\$70,000 +

SPECIAL CONDITIONS:

- 1) Closing of the loan is contingent upon approval by the Boston Redevelopment Authority (B.R.A.) to convey the land to Mr. David Parker for the sum of \$12,000. Also, said conveyance will include all necessary approvals for the construction of a 38 automobile parking garage and for 40 residential units;
- 2) It is recognized and agreed that the total project budget will be \$3,797,000 + , as follows;

Land Acquisition	\$12,000
Construction	1,440,000
Construction Finish	850,000
Parking Garage/setting	650,000
Architect/Engineering	70,000
Permits/Fees	30,000
Legal	25,000
Insurance	30,000
R.E. Taxes	5,000 (1st 2 years)
Acct./Inspections	15,000
Marketing/Rent-up	20,000
Interest Reserve	300,000
Management Fee	100,000
Contingency	250,000
	\$3,797,000
- 3) UFSC will consent to a second mortgage position (Neighborhood Housing Trust) not to exceed \$285,000. The terms of said second mortgage are subject to UFSC's review and approval;
- 4) Closing of the loan is contingent upon evidence of \$900,000 + in equity funds. Said funds are to be utilized (for construction) prior to any advances under the proposed construction loan;

University Financial Services Corporation

A wholly owned subsidiary of University Bank

- 5) Funds will be advanced as work is performed and materials in place as per plans and specifications to be filed with UFSC prior to closing;
- 6) Advance of funds is contingent upon receipt of requisitions, verification of costs, and inspection of the premises;
- 7) There will be a five (5%) percent retainage of "hard costs" per requisition, to be released upon completion of construction and issuance of a "certificate of occupancy";
- 8) UFSC reserves the right to retain any funds not drawn during the construction period;
- 9) The Borrower shall be required to deposit with UFSC on each interest payment date, one-twelfth of an amount which in UFSC's opinion will be sufficient to pay all municipal charges and assessments applicable to the premises, including without limitation, real estate taxes and betterment assessments.
- 10) The loan is subject to the establishment and maintenance of a commercial checking account at University Bank, N.A. (UBNA) for the cash flow and operations of the premises at a minimum subject to provisions in Exhibit A hereof;
- 11) Financials on all party's and/or entities that are pertinent to this transaction, in UFSC's sole judgement and discretion, shall be submitted and/or resubmitted in form and substance acceptable to UFSC for final review and approval as a condition of closing prior to closing. If such financials are not submitted (or resubmitted) and/or do not meet the approval of UFSC in its sole discretion and judgement, this transaction shall not close and all obligations of UFSC shall be null and void. See Exhibit A section 22 of the General Conditions which are made a part hereof.
- 12) Any other terms and conditions the Lenders counsel may deem appropriate for this transaction shall be agreed to and incorporated into the loan.

GENERAL CONDITIONS:

In addition, the loan will be subject to the general conditions as stated in Exhibit A (attached). Borrower shall initial and date each page and return Exhibit A with this signed commitment.

This commitment shall be deemed unaccepted by its terms if Exhibit A is not initialed and dated as set forth above.

UFSC ATTORNEY:

Joel Reck
Brown, Rudnick, Freed and Gesmer
One Financial Center
Boston, MA 02111
(617) 330-9000

shall be the attorney who will close this loan and certify the title to us at your expense. Should you have any questions concerning this matter, please contact our attorney at once.

This commitment is issued on the condition that none of UFSC's or UBNA's directors, Officers, counsel or agents shall be liable personally hereunder for any action hereto. The Borrower upon acceptance hereof, agrees that in the event of a dispute with respect to this commitment or any loan pursuant hereto, the Borrower shall look solely to UFSC for any performance of any obligation, or any other claim.

Please sign and date the original copy of this letter and Exhibit A (attached to the commitment letter) and return them to the attention of Carol Lockard by April 7, 1989 along with a \$10,000 good faith commitment fee. Upon closing the loan, the entire fee will be applied as the origination fee, however, if the loan should not close due to any fault of the Borrower in UFSC's sole judgement, UFSC will retain the entire deposit. If the mortgage is not consummated within forty-five (45) days of the date of this letter, this commitment shall become null and void and the deposit forfeit.

Enclosed please find UFSC's commercial loan application which, due to our auditing requirements, we must have on file for every loan. Please sign and date where indicated on page 5 of the application and return with the commitment letter.

Sincerely,

S K Hall

Stephen K. Hall
President

Acknowledged and Accepted:

David Parker

Date

encls.

cc: Joel Reck

Witnessed to be behalf of the
Neighborhood Housing Trust
Laurence Dyer
Laurence Dyer, Chairman

VOTE OF THE NEIGHBORHOOD HOUSING TRUST
RE: OLD BOSTON RESTORATIONS

Approved at a Meeting of the Neighborhood Housing Trust

July 13, 1988

VOTED: That the Chair of the Neighborhood Housing Trust be authorized to recommend to the Boston Redevelopment Authority that the Housing Creation Proposal submitted by Unicorp American Corporation, developers of 73 Tremont Street in Boston, to assist in the creation of forty (40) units of rental housing, of which twelve (12) will be affordable to low- and moderate-income families, be approved as submitted in an amount not to exceed a loan of \$283,254. (present value), together with such other minor amendments as may be required to implement said affordable housing development, said payment contingent on the following conditions:

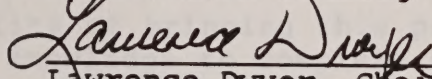
- 1) This loan shall be compounded at 5% yearly, and repayable at the earlier of either refinancing of the project, or conversion to condominiums of the project;

and

FURTHER VOTED: That the Neighborhood Housing Trust authorizes the Authority to accept Unicorp American Corporation's Development Impact Exaction Payments on behalf of the Trust to be used for this Housing Creation Proposal, said funds to be held in escrow pending an executed Housing Creation Agreement.

Passed unanimously 7/13/88

Attested to on behalf of the
Neighborhood Housing Trust


Lawrence Dwyer, Chairman



Worcester Square Area Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST. - BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

March 8, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, Mass. 02201

Re: David Parker
Old Boston Restorations
R11B and R11C - East Concord Street

Dear Mr. Coyle:

The Worcester Square Area Neighborhood Association has discussed with David Parker his revised proposal to build 44 residential units. These two parcels, 2/3 of the units on Parcel C, conform to SENHI affordability. This proposal is a revision and down-scaling of the original proposal which included 55 units on these parcels.

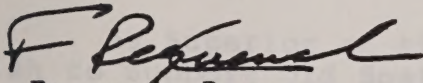
We believe that Mr. Parker has the ability of bringing this project to reality. He has the experience and knowledge to complete this project. In response to concerns of density by some abbutters and members of the South End Historical Society, Mr. Parker has graciously agreed to reduce the number of units in this project.

Over the last few weeks we read reports in the news quoting Mr. Millett, your Associate Director, who indicated that the SENHI project has been proceeding at a slower pace than originally anticipated. In the case of Mr. Parker, this is only due to lack of action by the BRA and much to this disadvantage of our neighborhood.

Mr. Stephen Coyle
March 8, 1988
page 2

We do not want to see empty lots empty forever. We want parcel R11C developed quickly. We need your help to once and for all get this project on track and ready to go. We will appreciate your help on this project.

Very truly yours,



L. Fernando Requena
President

cc: Mr. O'Malley
David Parker



May 27, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
1 City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

As Superior of the Immaculate Conception Church, I wish to support Old Boston Restoration in their endeavor to complete Phase II of their Warehouse Project.

I have watched with a great deal of satisfaction the rapid restoration of the Warehouse and its transformation from a vandalized, collapsing eyesore into a sensitively restored 19th century building. In fact, one of our lay staff members has taken residence there, and I have seen first hand the excellent quality of the units.

In speaking to Mr. Parker, it has become apparent that a real effort has been made to reserve a portion of the units for lower income residents. This difficult task has been accomplished through thoughtful tenant selection and strong management policies.

My understanding is that Phase II would consist of new Townhouses which would fill the remaining portion of the block. In talking to the developer, it is his intention to build them in such a manner as to make them appear as if they were original to the block. He has also informed me that the neighborhood has backed his proposal. We have high hopes for the rebirth of the Immaculate and this kind of development will complement our effort.

In summation, I hope your agency will act with dispatch in allowing this local developer to finish the

Mr. Stephen Coyle

Page 2

May 27, 1986

job that he has so successfully begun. By doing this, the church, the neighborhood and the city will be well served.

Sincerely yours,

Robert G. McMillan, S.J.
Robert G. McMillan, S.J.
Superior

RGM:af

cc: The Honorable Raymond L. Flynn
Mr. John Connolly
Old Boston Restoration

George Hand
660 Tremont Street
Boston MA, 02118

August 18, 1988

Thomas O'Malley
SENHI Project Director
Boston Redevelopment Authority
9th Floor, One City Hall Square
Boston, MA 02201

Dear Mr. O'Malley:

I have to congratulate Messers Parker and Zeller on a job well done. If the aim of those currently directing the growth of new housing in the South End is to satisfy the twin and often incompatible goals of contextual sensitivity and moderate construction costs, these developers have succeeded with a vengeance.

On the one hand they have produced a building that more than meets Mr. Parker's stated aim of something that looks as if might have been here for one hundred years. Without, I might add, slavishly imitating anything that actually was here at that time.

I particularly admired the careful use of asymmetrical elements in the window treatments on the ground floor apartments as a technique for breaking up otherwise potentially oppressive masses. Also deserving of comment is the way in which the classical illusion of receding floor heights is created with a minimum number of window sizes and with, moreover, only a single floor-to-ceiling height throughout the entire structure.

More important than its demonstration of architectural imagination is the coupling of that imagination with an underlying efficiency of means that augurs importantly for the future of housing construction in the South End for years to come. I have heard no hard numbers, but I find it difficult to believe that semi-mass produced modular construction techniques of the kind that Parker and Zeller propose will not realize significant economies.

Clearly, the combination of architectural imagination and technical innovation Parker and Zeller demonstrate here, potentially provides a hitherto missing link that could result in "affordable" housing for a range of social classes because it is not cursed from the start by a look of institutional starkness, and can in fact be "afforded" without massive government subsidies of a kind not likely to return regardless of which candidate wins this fall's election.

At the same time, while taking advantage of economies of scale in manufacturing, there remains an abundance of employment opportunities for riggers, masons, roofers, landscapers, and unskilled laborers, who will be needed to assemble the manufactured pieces into an inhabitable whole.

Certain would-be architectural critics of a pettifoggish, antiquarian bent, unable to conceive of a historically sensitive architectural statement in terms grander than a vast heap of old cast iron fences, decaying shutters, glass doorknobs and brick sidewalks, may find this or that "detail" objectionable. But they miss the point of the whole, and the whole is amazingly like the spirit of thing the antiquarians seek to preserve; in many ways it is more like that thing than innumerable over carefully restored originals.

One or two people at tonight's meeting had some quarrel with the treatment of the end wall facing onto Washington Street. It is not, they seemed to feel, a facade for a major street.

It is unfortunate that Washington Street is not now and probably never was, from an architectural point of view, a major architectural vista. Columbus Avenue, before it was destroyed by the social engineers of the sixties and seventies, was such a vista. To a great extent, Tremont Street still is. Both streets were created from the outset to be precisely that.

But Washington Street was not a street created by architects and city planners. Like Topsy, it simply grew. It existed, in fact, long before there was a South End, and was built up, destroyed, defaced and rebuilt according to the fashionable dictates of different times again and again and again.

In context, historical or otherwise, the Parker development is such an improvement both on what is presently there and almost anything that is likely to be built there, that it is difficult to view such criticisms as more than inane carping.

No doubt that some minor fine tuning may be required. No doubt that the best of it will be done by the developer and architect themselves.

I would particularly urge the BRA not to succumb to the strident extremism of either antiquarians or housing ideologues and to see in this project what absolutely leapt to my eyes upon first seeing the drawings: an approach to residential development that could satisfy the legitimate interests of both.

Sincerely,

George Hand

GGH/sdh

Blackstone/Franklin Square
Neighborhood Association, Inc.



August 22, 1988

Mr. Thomas O'Malley
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

Dear Mr. O'Malley:

On behalf of the Blackstone/Franklin Square Neighborhood Association Development Committee, I wish to convey our support for the proposal made by Old Bostonian Restorations for the BRA Parcel RII - Phase 2 on East Concord and Washington Streets.

There are two comments we would add: first, that the Washington Street facade be given additional thought; and second, mature plantings be placed along East Concord Street when the development is completed.

Sincerely yours,

Blackstone/Franklin Square
Development Committee

A handwritten signature in dark ink, appearing to read "Brian Davidson". The signature is fluid and cursive, written over a horizontal line.

By Brian Davidson, President
and Committee Member

cc. David Parker

Post Office Box 940
Boston, Massachusetts 02118

MEMORANDUM

MAY 11, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT,
THOMAS O'MALLEY, DIRECTOR OF PLANNING AND DEVELOPMENT
FOR THE SOUTH END, AND
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
R-11C, LOCATED AT 6-14 EAST CONCORD STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT
AUTHORITY GRANT FINAL DESIGNATION TO LANCASTER LIMITED
PARTNERSHIP AS REDEVELOPER OF PARCEL R-11C FOR THE
PURPOSE OF CREATING 18 MIXED-INCOME RENTAL UNITS AND
FOURTEEN 14 PARKING SPACES IN A FOUR-STORY BRICK
BUILDING.

Parcel R-11C is located at 6-14 East Concord Street in the South
End Urban Renewal Area, Project No. Mass R-56. This site
consists of approximately 7,949 square feet of vacant land and is
included in the Phase I of the South End Neighborhood Housing
Initiative (SENHI) Program. Parcel R-11B owned by McDonald
Carriage House Limited Partnership, formerly known as Old Boston
Restorations, is located at 16-24 East Concord Street. Parcel R-
11B is about 8,361 square feet of vacant land.

In response to the SENHI program guidelines, Old Boston
Restorations submitted a proposal which combined Parcel R-11B
with Parcel R-11C to create 55 condominium units with 38
underground parking spaces on 16,310 square feet of vacant land.
Of the 55 units, 17 will be affordable to families of low or
moderate income.

On October 8, 1987, Old Boston Restorations was granted tentative
designation as redeveloper of Parcel R-11C, 6-14 East Concord
Street for the purpose of producing 25 condominium units and 14
underground parking spaces. Seventeen of the units were reserved
for low- and moderate-income families. At the same Board
meeting, the Boston Redevelopment Authority (BRA) authorized the

Director to execute a Standard License Agreement with Old Boston Restorations for early entry onto Parcel R-11C for the purpose of site preparation and soil conditions investigation.

These original plans were later modified in response to community concerns about density. The revised plan which combines Parcels R-11B with R-11C will include the construction of a garage and the erection of 40 residential rental units. The 40 units will all be two-bedroom rental units, each consisting of 856 square feet in a four-story row-house style building. Twelve of the units will be affordable. Six of the 12 units will be available for low-income tenants or for Section 8 Certificate holders, with "low income" defined as annual adjusted gross household income not to exceed 50 percent of the median income figure for the metropolitan area. The remaining six (6) will be available for moderate-income families, with "moderate income" defined as annual adjusted gross household income of between 50 and 80 percent of the median income of all families in the metropolitan area. The residential component of the project will be comprised of premanufactured modulars and finished on site in brick.

The project has received approvals from the South End Landmark District Commission and the Board of Appeal. Design review meetings were held in the community, and residents generally support the design plans.

The architect for this project is Herbert Zeller. Old Boston Restorations will be the general contractor and manager. Old Boston Restorations has submitted Final Working Drawings and Specifications which have been reviewed and approved by the BRA's Design Department.

The total development costs have been estimated at \$3,749,077. Old Boston has received commitment from the Neighborhood Housing Trust in the amount of \$283,254. University Financial Service Corporation has committed \$2,600,000 to the project. The remaining balance of \$900,000 will be secured by Old Boston Restorations from a number of sources, including developer equity.

In order to proceed with the development of 6-24 East Concord Street, Old Boston Restorations will change the legal entity that will hold title to the project to Lancaster Limited Partnership. The principals of the project will remain the same. David and Karen Parker will be the general partners.

It is, therefore, recommended that Lancaster Limited Partnership be granted Final Designation as redeveloper of Parcel R-11C, located at 6-14 East Concord Street, for the purpose of creating 40 rental units on both Parcels R-11C, R-11B of which 12 will be affordable.

An appropriate resolution is attached:

